168.0	0008	0006.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	829,400	/	829,400
USE VALUE:	829,400	/	829,400
ASSESSED:	829,400	/	829,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
145		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LINDHEIM ROD E & KATHERINE
Owner 2:	
Owner 3:	
Street 1:	145 CHARLTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,370 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Wood Shingle Exterior and 1484 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11370.000	296,600		532,800	829,400
Total Card	0.261	296,600		532,800	829,400
Total Parcel	0.261	296,600		532,800	829,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 558.89 | /Parcel: 558.8

Legal Description

User Acct
111649
GIS Ref
GIS Ref
Insp Date
08/02/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 168.0-0008-0006.A

!13035!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	296,500	0	11,370.	532,800	829,300	829,300	Year End Roll	12/18/2019
2019	101	FV	235,800	0	11,370.	532,800	768,600	768,600	Year End Roll	1/3/2019
2018	101	FV	243,300	0	11,370.	449,000	692,300	692,300	Year End Roll	12/20/2017
2017	101	FV	243,300	0	11,370.	411,000	654,300	654,300	Year End Roll	1/3/2017
2016	101	FV	243,300	0	11,370.	350,100	593,400	593,400	Year End	1/4/2016
2015	101	FV	212,300	0	11,370.	304,400	516,700	516,700	Year End Roll	12/11/2014
2014	101	FV	212,300	0	11,370.	281,600	493,900	493,900	Year End Roll	12/16/2013
2013	101	FV	212,300	0	11,370.	267,900	480,200	480,200		12/13/2012

PRINT

Date	Time
12/11/20	03:02:57

LAST REV

Date	Time
08/30/18	11:42:18
apro	

PAT ACCT. 13035

USER DEFINED

Prior Id # 1:	111649
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOSKALUK ELIZAB	27153-9		3/24/1997		205,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2015	425	Redo Kit	21,000		4/30/2015			Replace kitchen ca

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	Meas/Inspect	BS	Barbara S
3/9/2009	Meas/Inspect	163	PATRIOT
12/18/2008	Measured	189	PATRIOT
1/27/2000	Inspected	276	PATRIOT
12/20/1999	Measured	264	PATRIOT
7/13/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11370		Sq. Ft.	Site		0	70.	0.67	7									532,768						532,800	

Total AC/HA:	0.26102	Total SF/SM:	11370	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	532,768	Spl Credit		Total:	532,800

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

4500 S/F SOLD TO 10 HATHAWAY CIRCLE IN 1973.

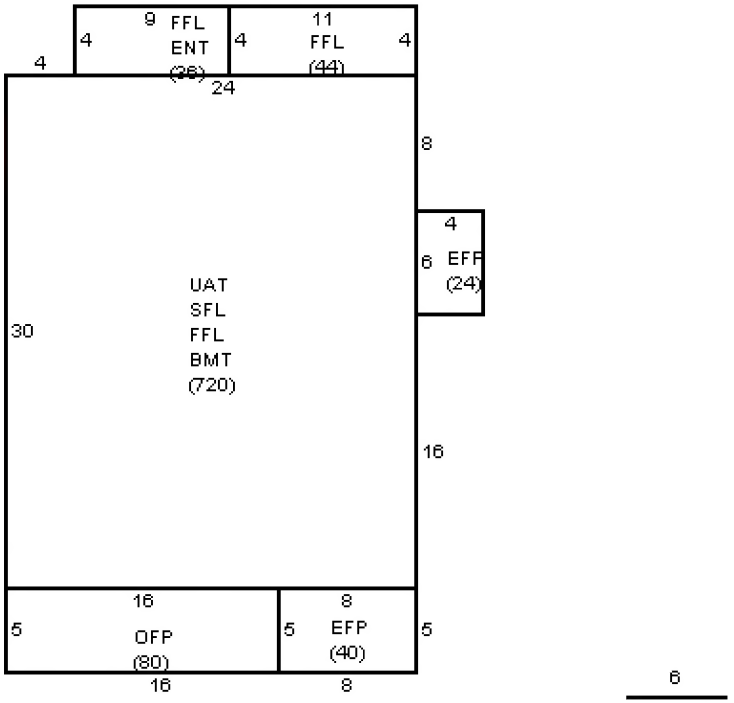
RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 2 | HB

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.01989794
Adj $ / SQ:	172.108
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403027
Depreciation:	106399
Depreciated Total:	296628

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	172.11
Special Features:	0	Val/Su Net:	115.68
Final Total:	296600	Val/Su SzAd	199.87

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	800	172.110	137,686
BMT	Basement	720	51.630	37,175
SFL	Second Floor	684	172.110	117,722
UAT	Upper Attic	180	68.840	12,392
OFP	Open Porch	80	37.860	3,029
EFP	Enclos Porch	64	71.150	4,554
ENT	ENTRY	36	26.930	969

Net Sketched Area: 2,564 | Total: 313,527

Size Ad 1484 | Gross Are 3140 | FinArea 1484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

PARCEL ID

168.0-0008-0006.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: